



PAD SITE

Retail Center

Retail Center

SPROUTS
FARMERS MARKET

NEW OPPORTUNITY AT THE WEATHERFORD POINT CORRIDOR

BILL FORD
817-456-8153

MORRIS DUREE
817-475-7020

Investment Summary:

2310 Dean St, Weatherford, TX 76087-4915

Located in the heart of Weatherford, Texas, this site presents an exceptional opportunity for prime retail or restaurant development in one of North Texas' fastest-growing trade areas.

Positioned within a high-visibility corridor, the property benefits from strong traffic counts, established surrounding neighborhoods, and continued residential expansion. Weatherford's steady population growth and expanding commercial footprint create an ideal environment for quick-service restaurants, boutique retail, medical retail, or neighborhood-serving concepts.

The area's pro-business climate, accessibility to major roadways, and increasing consumer demand support long-term appreciation and strong tenant performance. With limited prime retail parcels remaining in this submarket, this location offers investors and developers a strategic entry into a high-demand corridor with significant upside potential.

This is a rare opportunity to secure a well-positioned development site in a thriving retail market.

Selling Points:

Prime Retail Corridor Location - Positioned in a growing commercial area with strong visibility and easy customer access.

Ideal for Restaurant or Retail Development - Excellent opportunity for QSR, fast-casual, coffee concept, boutique retail, or neighborhood services.

High Growth Market - Located in rapidly expanding Weatherford, with continued residential and commercial development driving demand.

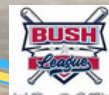
Strong Traffic & Accessibility - Convenient access to major roadways, increasing exposure and consistent customer flow.

Expanding Consumer Base - Population growth throughout Texas supports long-term retail sustainability.

Limited Prime Development Sites - Scarcity of well-positioned retail parcels enhances long-term value and appreciation potential.



HWY 180



HWY I-20



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LOCAL PROXIMITY ATTRACTIONS

Holland Lake Park – ~3.2 miles

Chandor Gardens – ~3.5 miles

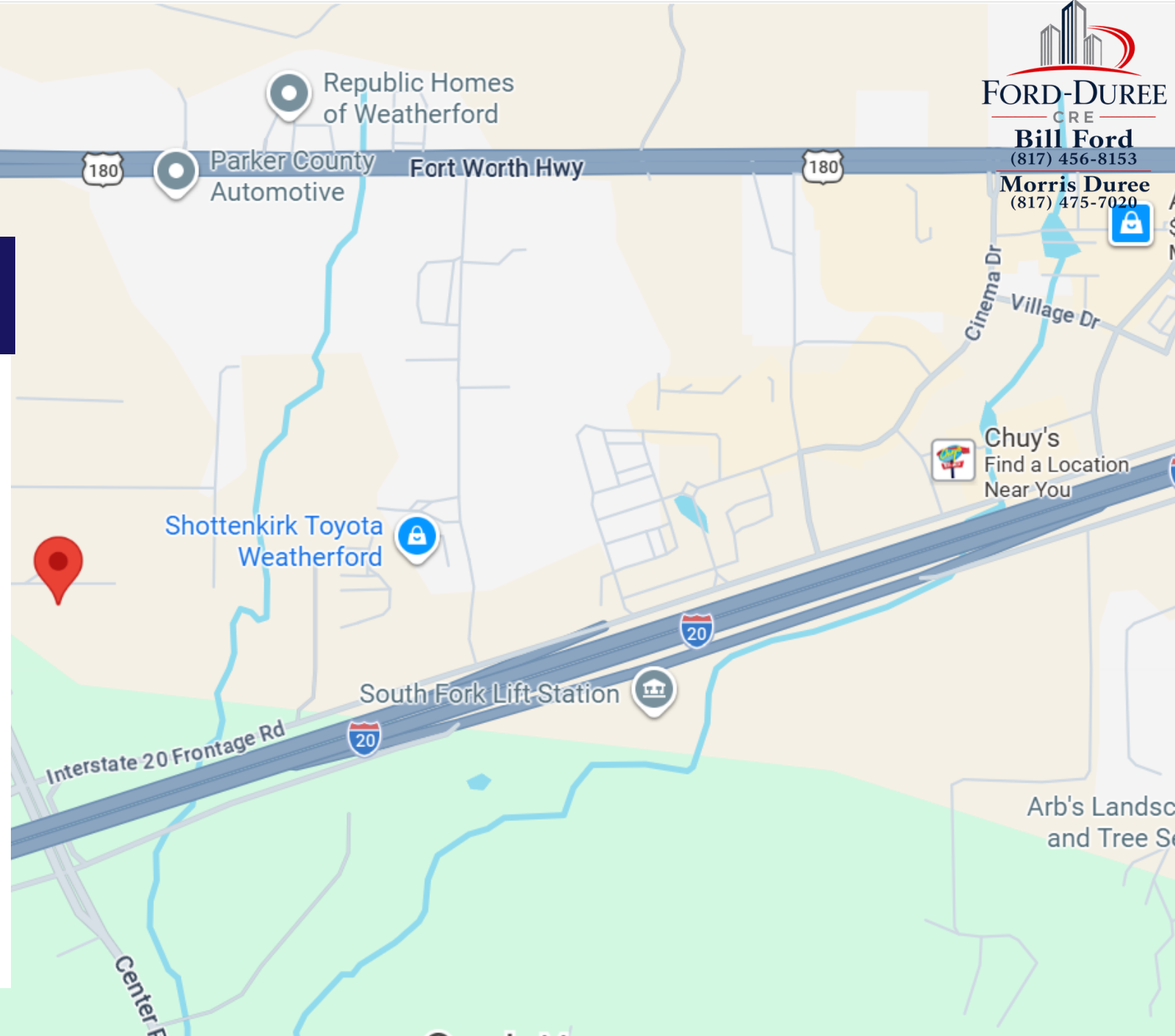
Downtown Weatherford &
Parker County Courthouse –
~3.0 miles

Lake Weatherford & The
Boardwalk at Lake Weatherford
– ~5.5 miles

Heritage Park & Town Creek
Hike & Bike Trails – ~3.2 miles

Soldier Spring Park – ~3.5 miles

Local Dining & Experience
Spots (e.g., Vintage Grill & Car
Museum) – ~3.0 – 4.0 miles

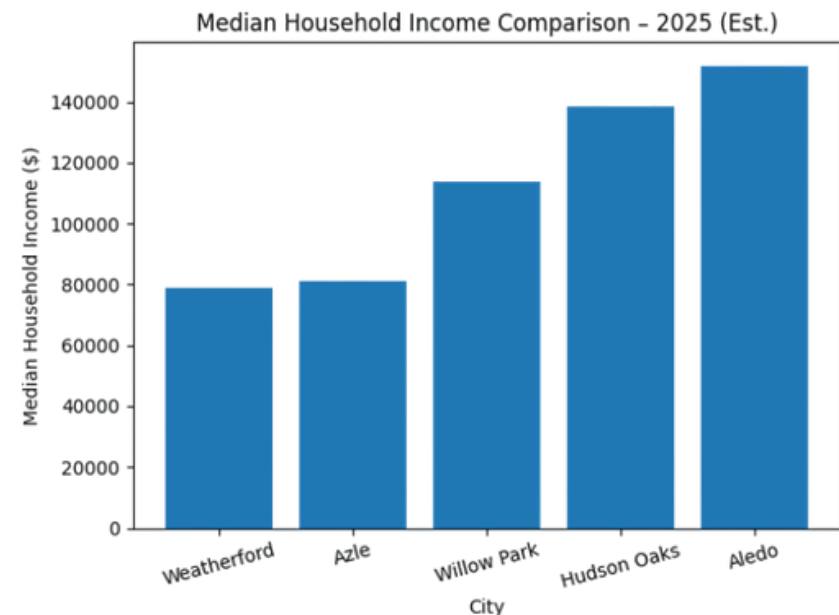


Opportunity Awaits in the Heart of Weatherford

Nestled just west of Fort Worth, Weatherford, known as the “Peach Capital of Texas,” is a city that blends small-town charm with big-city convenience. Its historic downtown, vibrant community, and annual cultural events create a welcoming atmosphere for residents and visitors alike. Strategically located near major corridors like I-20 and HWY 180, Weatherford offers unparalleled accessibility, making it an ideal hub for businesses seeking growth and high visibility. The city’s thriving economy, strong school system, and steady population growth attract both families and professionals, while nearby amenities, parks, and recreational opportunities enhance quality of life. With a mix of commercial development, retail, and residential expansion, Weatherford presents a compelling opportunity for investors looking to capitalize on a dynamic and growing market.

Population:
39,400 residents — a significant increase from ~30,850 in 2020, reflecting strong growth in the DFW expansion corridor. Parker County has a population of near 180,000.

Median Age:
Approximately 37.4 years, indicating a balanced mix of working-age adults, families, and retirees in the community.



Median household income estimates based on the U.S. Census Bureau’s American Community Survey and recent demographic projections (2023 ACS 5-year estimates).

DISCLOSURE:

The information provided regarding this property is deemed reliable but not guaranteed. Prospective buyers are advised to independently verify all details, including zoning, property dimensions, permitted uses, utility access, and any other relevant factors affecting the property.

The property's proximity to major highways, nearby businesses, and local attractions may be subject to changes beyond the seller's control. Buyers are encouraged to conduct their own due diligence to confirm the suitability of the property for their intended purpose.

Any future development, construction, or usage plans should comply with applicable ordinances, zoning regulations, and permits required Parker County.

Note: All offers are subject to seller review and acceptance. The property is being sold "as-is," with no expressed or implied warranties beyond what is provided in the final sale agreement.

For questions or to schedule a property viewing, please contact the listing agent.

EXCLUSIVELY LISTED BY:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations

Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER) AND/OR AGENT: The broker becomes the owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH -INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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